

## 2 Bedroom Apartment for Sale in Amathounta, Limassol District

Discover an exceptional luxury residential complex in Limassol, perfectly positioned near world-famous 5-star hotels, two premier marinas, and some of the island's finest sandy beaches. This completed, high-end development is designed for refined Mediterranean living, combining elegant architecture, contemporary functionality, and breathtaking sea views.

The entire façade of the building faces the Mediterranean Sea, ensuring that every apartment enjoys uninterrupted panoramic sea views. Floor-to-ceiling panoramic windows and doors flood the interiors with natural light, enhancing the sense of space and connection to the surrounding coastline. Innovative use of textures, shapes, a...

### Property Info

Covered Area	<b>162</b>
Covered Veranda	<b>33</b>
Total Number of Floors	<b>9</b>
Furnishing	<b>Unfurnished</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>A-121399</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>2</b>

### Amenities

Amenities	Location	
• Gym	<b>Location:</b> Amathounta <b>Coordinates:</b> 34.71096378 / 33.14244498	<b>Region:</b> Limassol

## Price: €1 025 000 + VAT

VAT for this property is **€61,880** or **€194,750**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee Price per SQM	<b>~€37 600.00</b> <b>€6 327.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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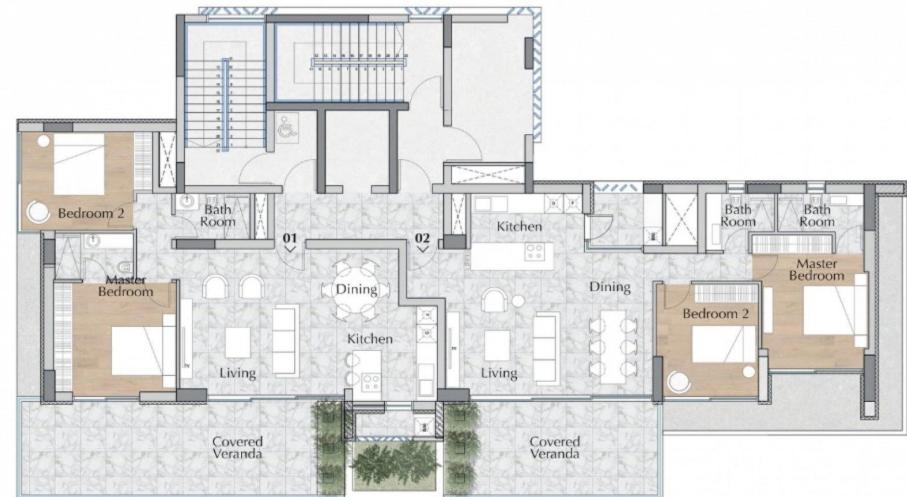
## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
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## Price change history

€808 500 on Jul 13, 2023

€1 025 000 on Nov 18, 2025





1<sup>st</sup> & 3<sup>rd</sup>  
Typical Floor

Residence No.	101	102	301	302
Bedrooms	2	2	2	2
Parking Spaces	1	1	1	1
Store Room	1	1	1	1
Internal Area (m <sup>2</sup> )	88	89	88	89
Covered Veranda (m <sup>2</sup> )	36	27	33	27
Maids' Quarters (m <sup>2</sup> )	-	-	-	-
Common Covered Area (m <sup>2</sup> )	41	41	41	41
Total Covered Area (m <sup>2</sup> )	165	157	162	157
Uncovered Veranda (m <sup>2</sup> )	-	-	-	-
Roof Garden (m <sup>2</sup> )	-	-	-	-
Total Residence Area (m <sup>2</sup> )	165	157	162	157

2<sup>nd</sup> & 4<sup>th</sup>  
Typical Floor

Residence No.	201	202	401	402
Bedrooms	2	2	2	2
Parking Spaces	1	1	1	1
Store Room	1	1	1	1
Internal Area (m <sup>2</sup> )	88	89	88	89
Covered Veranda (m <sup>2</sup> )	24	38	24	31
Maids' Quarters (m <sup>2</sup> )	-	-	-	-
Common Covered Area (m <sup>2</sup> )	41	41	41	41
Total Covered Area (m <sup>2</sup> )	153	168	153	161
Uncovered Veranda (m <sup>2</sup> )	-	-	-	7
Roof Garden (m <sup>2</sup> )	-	-	-	-
Total Residence Area (m <sup>2</sup> )	153	168	153	168